

# EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING AGENDA

THURSDAY, FEBRUARY 20TH, 2025 (6PM)

In person 7610 Hollister Meeting Room & Via Zoom

Join Zoom Meeting\*\* <https://us02web.zoom.us/j/87611166174> Passcode:EG7610  
Meeting ID: 876 1116 6174 / • +1 669 444 9171 / Hit \*6 to unmute

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM
2. BOARD RESIGNATION – APPOINTMENT OF INTERIM REPLACEMENT DIRECTOR
3. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –  
Open Forum (unless it's an emergency, it'll be put on next month's agenda); Board to consider request & possibly vote. Each unit has 3 minutes to address their concern to the Board.

#### 4. APPROVAL OF PRIOR MEETING MINUTES

##### December 5th:

2024.12.05 Special EGHOA Meeting  
2024.12.05 Special EGHOA Executive Session

##### December 12th:

2024.12.05 Special EGHOA Meeting  
2024.12.05 Special EGHOA Executive Session

##### December 16th:

2024.12.16 Special EGHOA Meeting  
2024.12.16 Special EGHOA Executive Session

##### December 20th:

2024.12.20 Special EGHOA Meeting  
2024.12.20 Special EGHOA Executive Session

##### January 9th, 2025:

2025.01.09 EGHOA ANNUAL Meeting Minutes  
2025.01.09 EGHOA REGULAR Session Meeting Minutes 120146.67

#### 4. TREASURER, OFFICERS & COMMITTEES

- a. Reading of the Treasurer's Report. See attached Financial Summary & Balance Sheet
  - I. Operating Expenses are about .9% under budget thru end of last month on accrual basis.
  - II. Paid from reserves: Beachside \$2,308.38 – Replaced the dry rotted siding at the staircase going up to unit #344. Pre-primed siding and redwood trim pulled from stock.
  - III. Suggested Motion: Move to approve the Treasurer's report as read and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and with any two authorized signers on the Association's bank accounts, transfer of funds from reserves in an amount necessary to pay for expenditures as otherwise approved by the Board.
- b. Landscape recommendations & proposals: tree work; mulch;
- c. Committees (Grounds, EV Solar, Architectural, Website, etc.)
- d. Vendor evaluations

#### PRIORITY ITEMS THAT NEED TO BE DISCUSSED/RESOLVED:

Old business: 5 a, b, d and e

New Business: 6 a, b, c, d and e

## **5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

- a. Updating the governing documents: Draft #3 received from attorney; requested amendment. New attorney to evaluate alternative CC&R provisions.
- b. 7626 - ins. claim: Rev'd \$457,742.38; Submitted on 10/17/24 for retainer / depreciation and supplemental disbursement from carrier. Status update from adjuster
- c. Storage room at 7610: remediation & repair status. Shipping container continued need?
- d. Repairs: roof; dry rot; siding, painting; gutter cleaning, DG paths, Sidewalks, etc:
- e. Approval and/or ratification of proposals & invoices (if any); Master Clean; Hollister & Brace.
- f. Access control updates to gates, gym & pool. Survey of active cards & clickers issued.
- g. Pool facilities & sauna; other related issues; handicap seating
- h. Signs: Address, speed limit, no trespassing, pool area, etc. Spa Rules Sign replacement
- i. EV charging stations
- j. Inspection of elevated walkways & balconies by Focused Group; need for follow up.
- k. Ins claim re: former owner #264 (Tami Jauchen)

## **6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- a. Frontier upgrade to 100% Fiber up to 7 Gig
- b. Amended 2025 annual budget for consideration
- c. Window replacement responsibility and review previous decision regarding 7636
- d. Leak and roof repair at 7634 (unit 127; Simmons).
- e. Reimbursement claim from unit 229 (Schaff); 7626 tree fall incident
- f. Rekeying storage & record room doors. Master (vendor) key verification; key control log and a Key agreement form.
- g. Replacement of stair treads & brackets
- h. Other items to be put on next month's agenda

## **7. EXECUTIVE SESSION**

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member)

- Late payers through end of last month (balances of \$500 or more)
- Internal dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

## **8. ADJOURNMENT**

**Next Meeting: Thursday March 13th, 2025, 6PM, 7610 Hollister Board Room & via Zoom**

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